

GREATER HOCKESSIN AREA DEVELOPMENT ASSOCIATION
Minutes for JANUARY 20, 2020

- I. **Call to Order. Mark Blake, GHADA President** 14 Members and 13 Others were present.
- II. **Pledge of Allegiance**
- III. **Approval of Minutes-Trish Cavender, V.P. & Communications** Minutes approved.
- IV. **Treasurer's Report-Tom Green, Treasurer-See Attachment.**
- V. **President's Report- Mark Blake, GHADA President.** No report, but the subject of package thefts was discussed. There have been many packages taken over the holidays. The police would like to know about the thefts.
- VI. **Legislative Reports and Elected Officials:**
- a. **Janet Kilpatrick-NCC** - They voted on septic moratorium. The main thrust will be below the canal. People cannot build on more than five lots with septic systems. There are 3,000 lots downstate. A Task Force has been formed for three areas: open space, agriculture, and funding. The County wants to partner with nonprofits. There are ten park districts. Janet lastly mentioned that Budget time is coming.
- VII. **Land Use-Mark Blake, GHADA President & Land Use Chair.**
- NVF Plant - Yorklyn** - No update
- 701 Valley Rd. - (Brick Ranch w/3 car garage) in front of former McGrellis Property** - New renters have moved into the home and garage.
- 520 Valley Rd-** No update -Still listed for sale and build able w/ approved 10,000 Sq. Ft. Building*(must meet "By-Right" to be compliant, otherwise a rezoning application is needed).
- Sunrise Cleaners-Remediation Project (Now part of EPA National Priority list (NPL)** - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry Cleaners and former gas station lots).
- Former EXXON Gas Station & Richardson's Nursery** - Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting).
- Trish Cavender, Vice President, reported:** "The two sites will be combined into one parcel for redevelopment with access from both Lancaster Pike and Yorklyn Road. **Robert G. Wittig of DSM Commercial Real Estate Services** made the presentation. No rezoning is needed. There may be setback issues. There should not be issues with pervious and impervious cover. They want the redevelopment to "reflect the community and character of Hockessin." There will be 7,500 ft. Of retail space and the outbuilding (old Exxon Station building) May be used as a coffee shop. The new building of 7,500 square feet will be constructed on the Richardson's property on Yorklyn Road. The developers presented their plans to Janet Kilpatrick Councilman first and GHADA second. The new construction will likely have 5 units of which only one can be food due to parking requirements. The structure will be single-story." End Trish Cavender Report.
- "Hockessin Station" - The former McGrellis and other properties along eastern side of Valley Rd.** The Focus Group met on November 11th and were presented with further details of the site concept and placement of "town centered" presentations. There will be another Focus Group Meeting in January to review further detailed plans that are being prepared prior to any former fling with NCC. Notes have been emailed to FG participants.
- Note:** There are now three (3) different Retirement/Assisted Living Care facilities (Independent, Assisted, Transitional, etc. that are actively engaged in locating in the greater Hockessin area.
- _____ End Land Use Report
- VIII. **Old Business/New Business**
1. A motion to support DSM's proposed redevelopment of the former Exxon/ Richardson Nursery parcels, as presented at the October GHADA meeting, was made by Trish Cavender and Jeff Bricker. Motion was discussed and passed.
 2. New Board member, Charlie Talkowski, was introduced, Rep. Greater Sharpless Rd.
- IX. **New Business**
1. Peg Castorani, Hockessin Business Association, mentioned that the Hockessin sign had been destroyed in an accident. It was determined there should be a police report and the car insurance should cover it.
 2. **Hockessin Historical Society-Darlene Amobi**-An historical marker will be placed for the Pierce-Cotts Heldt farm and Shirley Bulah home (Brown versus Board of Education).

Respectfully submitted, Tina Goldrick, GHADA Secretary

Greater Hockessin Area Development Association
Minutes for February 17, 2020

Page 1 of 2

- I. Call to Order. Mark Blake, President. 11 Members and 6 others present.
- II. Pledge of Allegiance
- III. Approval of Minutes - Tina Goldrick, Secretary. Minutes approved
- IV. Treasurer's Report - Tom Green, Treasurer. See separate email.
- V. **President's Report – Mark Blake**, President & Land Use Chair - NCC has a task force looking at open space criteria. Attached is a link to a survey they are conducting. Trish emailed the information and link to all GHADA board members and interested folks. Please take a few minutes to go online and complete the survey.
https://docs.google.com/forms/d/e/1FAIpQLSdxqajueRMx_wFVR50wSou9pJ6hJ4OQUeDng3yE56F697XVwg/viewform

Governor Carney will be hosting a Delaware State of the State Town Hall Meeting on Thursday, March 5th from 6:30 to 8 PM at the Brandywine Hundred Library located at 1300 Foulk Rd. Wilmington, DE 19803

There will also be another Town Hall Meeting on Wed., March 11th from 7-8:30PM at the Newark Senior Center, 200 Whitechapel, Newark, DE.

If you haven't had a chance to look at the County's finances, I urge you to check out the "County Checkbook" which can be found on the main county website and then by clicking the link for the "Executive Office" then click on "County Checkbook." This version is much better than what was ever provided in the past.

You'll find detailed finances showing the Spending Summary for fiscal year 2020 (\$16.06 Million) and the Checkbook, showing over 28,500 transactions of all payments to vendors and service providers, including what it costs us for Debt Service (cost of loans), Sewer Services Operation cost (provided by the City of Wilmington, (Approx. cost of \$1.744 MM/month), and much more.

End report

VI. **Legislative Report and Elected Officials**

Janet Kilpatrick- The reason the sewer bills were so high was: 1) the Governor Printz Blvd.- Needed to replace the sewer pipe and the gas line was next to the pipe. 2) \$20million sewer issue - Everything from the Canal up. At the Wilmington Sewer Plant, divers found where a chunk of concrete came from. Now they need to check other sections, which will probably cost \$30 Million in repairs. The bill is based on the two lowest quarters of the water bill. The bill X 2 is the sewer rate. They will run even to include the \$3million deficit. As far as the Task Force, Farmland and or open space programs last 10 years. State approval is needed. A sub-committee looks at both programs. State preservation lasts twenty years. Must pay any money received to Parkland and Open Space. Council has a grant line; they can give up to \$2,500.

Mike Smith - Mike reminded everyone of his monthly coffees. The next business' meeting is March 2nd. Now there is a sign that says" No stopping or parking" on Limestone Rd. Compliant drivers' licenses must have a gold star on them by October 1, 2020. Little Baltimore is in the bidding process. Educators at Del Tech are trying to retain highly qualified people. Their pharmacy benefits limited insulin costs as part of regulation. The Town Hall setting discussed the I-95 project. There are Town Halls throughout the State. At the Newark Senior Center Town Hall, Mark mentioned that \$8,000 is spent per student. We need new road infrastructure in neighborhoods.

Krista Griffith - stated that the highest needs are given the same amount of money as areas with less need. She compared the 12th district, east of Hockessin and the 48th-Old Wilmington Road. Krista would like to hear feedback about this situation. Also, there are 2-1/2 times more deer here than Wilmington Auburn Valley. At the Super Fund site, nothing has been going on. Now they're getting smaller pockets. There are three bills: 1) bill to allow tax payers to pay down 529 Accounts. 2) data privacy bill. 3) Allow DNREC to recoup money from charging stations. Wegman planned for Barley Mill Plaza. Money has gone to DELDOT to fix curbs and basins.

VII. **Land Use Report - Mark Blake Land Use Chairman and President**

NVF Plant - Yorklyn - No update

701 Valley Rd. - No update

520 Valley Rd. - No update

Sunrise Cleaners - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots).

Former Exxon Gas Station & Richardson's Nursery - Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). NO formal plans filed with NCC at this time.

Hockessin Senior Living (Columbia/Wegman) - 6060 & 6042 Limestone Rd. - Applicant had a Resource Protection Area (RPATAC)hearing on Jan.22,2020 and a Board of Adjustment hearing on Feb.13, 2020 to address site issues/concerns. Both received approval, with the BOA providing unanimous approval. of the requested items. The expectation is that after 2-3

weeks, they receive written approvals from the County and then there is a 30-day appeal period prior to be put into the record as approved.

“Hockessin Station” - The former McGrellis and other properties along eastern side of Valley Rd. - The Focus Group met on November 11th and were presented with further details on site concept and placement of “town center” presentations. There will be another Focus Group Meeting soon to review updated detailed plans that are being prepared, prior to any formal filing with NCC. Notes have been emailed to FG participants.

Note: There are now three (3) different Retirement/Assisted Living Care facilities (Independent, Assisted, Transitional, etc.), that are actively engaged in locating in the greater Hockessin area.

End Land Use report

VIII. Old Business/New Business

Joe Lake - Grant Avenue is not wide enough for two cars. DELDOT wants to put two pipes under Limestone Road at Lantana Square.

IX. Good of the Order.

X. Meeting adjourned.

Respectfully submitted, Tina Goldrick, Secretary GHADA

Minutes February 17, 2020

END

Page 2 of 2

March 2020 meeting cancelled due to COVID-19 pandemic regulations.

April 2020 meeting cancelled due to COVID-19 pandemic regulations.

May 2020 meeting cancelled due to COVID-19 pandemic regulations.

GREATER HOCKESSIN AREA DEVELOPMENT ASSOCIATION

Business conducted by email – Email report to members JUNE 15, 2020

Meeting by Email, June 15, 2020

June 2020 meeting cancelled due to COVID-19 pandemic regulations.

GHADA Meeting Email June 15, 2020 Compiled and distributed by Trish Cavender, Vice President

There will be no GHADA June meeting this month due to the restrictions required for the CORVID-19 emergency regulations. Below and attached are the reports that would have been presented at the meeting. Please feel free to vote on any question highlighted in red with a reply to this email.

Minutes of the last meeting – Tina Goldrick (email attachment)

Treasurer's Report – Tom Green

Checking Account: Opening balance of \$1,182.43 plus \$.03 interest for a total of \$1,182.46

Savings Account: Opening balance of \$4064.46 plus \$.07 interest for a total of \$4,064.94.

Total balance: \$5,247.94

Annual Report as of June 1, 2020

Credits - Total \$875.64: Annual contributions (19) \$375; interest \$.64; Transfer from checking to savings \$500

Withdrawals – Total \$577.17: Delaware Franchise Tax \$25; P. O. Mailbox Fee \$134; Proto Website Domain Renewal \$18.17; Hockessin 4th of July fund \$400.

Question: Does GHADA wish to donate \$200 to the Hockessin Fire Company at this time?

Hockessin Fire Company \$200 donation paid May 2019

REPORTS FROM LEGISLATORS:

Janet Killpatrick, New Castle County Representative

New Castle County Council continues to meet via zoom for all committee and Council meetings. All Agendas are posted online at NCCDE.ORG>government>County Council>agenda, minutes and audio. The zoom information for public participation is at the bottom of each agenda. NCC Council continues to comply with FOIA by posting 7 days in advance and we include public comment on each agenda item and general public comment at the end of each meeting (Committee and Council).

Covid19 testing sites are listed at NCCDE.ORG>Government>Covid19 icon

All sites test symptomatic and non-symptomatic persons. Tests are free.

NCC received \$322M in Cares Act Funding. All information can be seen at

NCCDE.ORG>government>covid19>Cares Act (in drop down box).

This Cares Act site includes expenditures, task force information (government and public forums to solicit recommendations on the spending of the funds), FAQs from the US Treasury for approved Cares Act spending as well as frequently asked questions.

The NCC Cares Act funding, through a line of credit, will be appropriated to each incorporated municipality in NCC as well as with each Volunteer Fire Company. Forms for reimbursement for municipalities/volunteer fire companies can be found at

NCCDE.ORG>government>covid19>Cares Act. Funds will also be disseminated through some non-profits who may already have a process in place for a specific need (e.g. mortgage assistance, PPE distribution, food assistance, small business assistance, etc). There is no need for us to reinvent the wheel if another agency has experience. There will be auditing by NCC of all distributed funds to make sure that they meet the federal criteria. In 2021 NCC will be audited by the Federal Government to assure compliance with the Cares guidelines. These funds may only be used on Covid19 related items and must be spent by Dec 30, 2020. If a government has an item already budgeted, Covid funds may not be used to replace that budgeted item.

All Departments within NCC Government continue to work - both from the office and from home (depending on the position). Our staff have PPE's and are required to have social distancing and not make contact with anyone unless absolutely necessary.

The Police department, as is every other police department in the nation, is being called into question about community services v policing and policing protocols. We have protocol that helps to insure the safety of the officer as well as the safety of the public. A message regarding policing within our communities can be found at NCCDE.ORG >departments>Public Safety>Police>A Comprehensive Look into our Division [About Our Policies](#)

If you call 911 please make sure that you are honest with the 911 caller about a possible covid19 related issue. This warning gives the responder the ability to further protect themselves and you.

Beginning the week of June 15 Libraries will be open for curbside pickup. Visit <https://nccde.org/286/Libraries> for information on placing a hold and what to expect at pickup.

NCC Parks are open - playgrounds are not. We are watching the federal CDC and state guidelines for safe access to interactive play equipment as we do not have the resources to clean them the prescribed number of times within a day.

And as the non-covid19 world continues:

The budget has passed - there are no new taxes or sewer fee increases

Tax bills should be coming out in July - they are due in September.

If you need assistance please do not hesitate to contact me at janet.kilpatrick@newcastlede.gov

Please stay safe.

Mike Smith, Delaware Representative

-Paper Mill Road Project will be completed this coming Friday June 19th

-Little Baltimore Road Project: Phase I started, new bridge ordered, bridge construction will start tentatively mid-August which will result in the first road closure for that project. I'll continue to send updates as I have them.

-DSWA Recycling Center in Lantana Square Shopping Center will be closing permanently on June 30th and moving to 496 Corporate Blvd. in Newark. It's an effort by DSWA to consolidate its recycling centers due to the impact of curbside recycling by trash haulers.

-COVID-19 testing sites near us this coming week are Thursday, June 18th at First Alliance Church on Graves Road from 10:00 am-2:00 pm and Saturday, June 20th from 10:00 am-2:00 pm at North Star Elementary. Sign up online but drive ups are welcome. Email me with any questions.

-Virtual session for the House reconvenes this Thursday June 18th at 4:00 pm. Two agendas. One is just the Mail in Ballot bill. It would require a suspension of rules since it was just introduced and hasn't had a committee hearing. The second agenda is a consent agenda of mostly new bills regarding expansion of COVID-19 state of emergency items by the Governor.

Laura Sturgeon, Delaware Representative

I put out a detailed newsletter every Monday, the best way for everyone to stay informed is to sign up for the newsletter using this link:

tinyurl.com/SturgeonNewsletter

Lisa Blunt-Rochester: Virtual Mobile Office Hours.

Sign up to receive virtual help with the IRS, Medicare, veterans benefits, and other federal agencies.

What: Virtual Mobile Office Hours

Day / Date: Wednesday, June 17th

When: 12:00 PM to 4:00 PM EST

RSVP: <https://www.eventbrite.com/e/office-of-rep-blunt-rochester-virtual-office-hours-tickets-107103459330>

Hockessin Historical Society – Joe Lake

The Historical Society is closed till August 1 at this point in time. The Lamborn Library is open, but to groups no larger than five(5) persons

GHADA Board and Officer Elections – Trish Cavender

The following Board Members were elected by email for terms 2020-2023:

1. Jeff Bricker Hockessin Woods
2. Tom Bruno Resident/ McGovern Road
3. Trish Cavender Village of Manley
4. Mike Censurato Limestone Road
5. Joe Lake Hockessin Historical Society
6. Ralph Paulus Hampton Pointe
7. Mark McGee Hickory Hill
8. Ken Murphy Ramsey Ridge

- 9. Check Quon Westover Chase
- 10. Lawrence Rasero Fox Meadow
- 11. Hank Stack Wellington Hills

Officers for the year 2020-2021 elected by email: President: Mark Blake; Vice President: Trish Cavender; Vice President: Tom Bruno; Treasurer: Tom Green; Secretary: Tina Goldrick.

Email in lieu of meeting June 15, 2020

END

No meetings July or August 2020.

GHADA Minutes September 21, 2020

- I. Call to Order, President. 9 Members, 4 Others Present**
- II. Pledge of Allegiance**
- III. Approval of Minutes, Mark Blake, Minutes Approved**
- IV. Treasurer's Report, Tom Bruno, VP**
- V. President's Report – Mark Blake, President and Land Use Chair**

The status of the COVID 19 Virus was discussed along with Governor Carney's current orders encompassing 27 modifications.

Shawn Weigel passed away on March 22, 2020. Shawn was a 1990 graduate of Paoli High School where he was Class President and editor of the school newspaper. He was an accomplished journalist and musician and was employed as a staff writer of the Hockessin Community News. Shawn was a regular attendee of GHADA meetings and will be sadly missed by all.

VI. Legislative Report and Elected Officials

Janet Kilpatrick – There is a total of \$322 million of stimulus money that New Castle County is partnered with the State of Delaware. COVID testing is going well with approximately 1000 tests a day being performed. The next step is start testing children so school openings may happen along with home testing. The County is not filling buildings with personnel and using ZOOM for meetings where they can to get things done. Property reassessments will be coming sometime in the future. Due to the numerous recent storms, drainage is being looked at closely. The roads were the first priority to be cleared after the storms. There is still more debris in several locations to be addressed. It was brought up by a member that Swift Park has trash pileups and overgrowth. Janet replied that this is due to the debris backlog and will be taken care of soon. Due to a request for more testing, the State has gone with Walgreens sites at areas where there are outbreaks. There was a member request to re-open libraries which will be looked at. Janet spoke about the County COVID checkbook which is now online. The County needs to spend the money by December 30 or it will be returned to the Federal Government. To date they have spent \$7.9 million. They are using an outside firm to audit the money being given out. The County is helping fire services during the COVID crisis by reimbursing their COVID expenses incurred. New Castle Count has paid off the mortgage on School #107 and currently has 250 Parks.

Krista Griffith – Safety and Education are a priority. The CARES Act funding is expanding internet access and making telecommunications improvements. The August 7 tornado has caused damages and debris from the Ashland area to the Rockland area. Delmarva Power has cut up trees that affected power lines and DelDOT has done a good job of tree removal at roadways. There is still a lot of debris out there to be cleaned up. Tree services and contractors are severely backed up with their work load. There will be a coffee meeting coming up at Swift Park this coming Saturday.

Mike Smith – The Little Baltimore Road and Valley and Valley Road intersection work has been completed. Little Baltimore Road will be closing for 60 days for rebuilding of a new bridge. There are several job openings for Police, Paramedics and 911 Officers. The State is looking to startup Special Education soon. We are seeing a significant loss of teachers in the State. It is estimated that 1 out of 3 teachers is leaving the profession. The University of DE has become a hotspot for COVID cases. The U of D has instituted a policy to suspend partygoers as a result. The renewable energy bill has fizzled out. There is increased enforcement of racing and vehicle noise levels by the State.

Dave Sokola – There is a 16% COVID positive rate currently in the Newark area. Dave stressed the importance of getting flu shots early this season. There is a current study going on to address deer thinning in the area. The Hudson Center is conducting COVID testing 5 days a week. There is a resilience fund available for weather damages not being covered by homeowner's insurance.

VII. Land Use Report – Mark Blake, Land Use Chairman and President

NVF Plant, Yorklyn – No Update

701 Valley Road (Brick Ranch w/3 Car Garage) - No Update, Currently Vacant.

520 Valley Road – No Update, Still Listed For Sale

Sunrise Cleaners (Now Part of EPA National Priority List) – Work continues in regard to the EPA Superfund site remediation. A recent Hockessin Community News article addressed the new wells being drilled at this location well as at a couple of properties on Lancaster Pike (Dry Cleaners and former gas station lots.)

Former Exxon Gas Station & Richardson’s Nursery – Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). Still not formally filed with NCC.

Hockessin Senior Living (Columbia/Wegman) – 6060 & 6042 Limestone Rd – Project cancelled at this time.

Former Camoirano Mushroom House & Property – Demolition will begin this Wednesday or Thursday on the mushroom house and ranch house. Project site work will begin in October, weather permitting. Construction of the County approved and recorded plan of 56 homes will begin in March/April 2021.

Harmony At Hockessin Senior Living Facility (McGovern Road) – The project is moving along with a BOA hearing on September 24 for addressing a couple of issues due to the topography of the site. (Height restriction on the backside of the property, due to steep slope, etc.) GHADA supports the variance for topography. There will be later evaluation of a light at McGovern Rd and Lancaster Pike.

“Hockessin Station” – The former McGrellis and other properties along the eastern side of Valley Rd – We will try to get the Developer here in either October or November to provide a more detailed update on the overall project plans. There would then be another Focus Group meeting to review and new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC.

They are still very committed to the project and have been reassessing the overall impact on their plans, in a post COVID world. They still have 52 acres either under contract or that they have purchased and may still get back to 60 acres by the time the final project designs are completed and ready for filing with the County Land Use Department. The assisted living portion that would have been on the end of Valley Road, nearest Evanson Road, is not going to proceed due to the economic impacts as a result of COVID 19.

The options that were in place on a couple of parcels have expired (the old farmhouse – wood chip pile area), but those were not large parcels and, in the area, that the Assisted Living Facility would have been proposed to be located. They still own the Persolio house on the corner of Valley & Evanson Rds.

The Auction House and the residential brick house in front of it, will be demolished shortly after demolition is completed at the former Camoirano property sometime in September or possibly early October.

The Auction House has become too costly to maintain for no appropriate or alternative uses and would require significant and costly repairs, from leaks in the roof to an inoperable HVAC system to name just a few issues.

AT&T Cell Antennas on Artesian Water Tower in Stenning Woods – AT&T will be removing their cell phone antennas from the Artesian Water Tower November 2020 as the lease is up and they have decided not to pursue renewing the lease with Artesian Water. These are the only cell antennas that AT&T is removing in the Hockessin Area. They are currently looking for new cell tower sites and they may be looking to add at the Hockessin Fire Co. There is also a possibility that HAC may erect a tower.

NOTE: One of three different Retirement/Assisted Living Care Facilities (Independent, Assisted, Transitional, etc.), one of these has decided to hold off on their proposed construction of a facility on Valley Road, (part of Hockessin Station) at this point in time, due to the economic impact caused by COVID-19.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

VIII. Old Business/New Business

Joe Lake – The Cox Mitchell property (a William Penn Grant) at 1665 Old Wilmington Road was a very important Underground Railroad site and Revolutionary War site and is being memorialized.

IX. Good of the Order

Meeting Adjourned

Respectfully Submitted,
Tom Bruno, Vice President GHADA

End

September 21, 2020

GHADA Minutes October 19, 2020

- X. **Call to Order, President. 7 Members, 2 Others Present**
- XI. **Pledge of Allegiance**
- XII. **Approval of Minutes, Mark Blake, Minutes Approved**
- XIII. **Treasurer's Report, Tom Bruno, VP**
- XIV. **President's Report – Mark Blake, President and Land Use Chair**

Legislative Reports and Elected Officials

Krista Griffith– Roads are being approved for re-pavement. Del Dot will survey all requests. Krista commented on the rising number of COVID 19 cases happening now. They are watching the hospitalization rates carefully and the Governor currently has no plans to get to the next phase of opening things up further.

Janet Kilpatrick – There is still work being done on damages from the August storms. People affected can contact the State or Janet. The County is looking to use COVID 19 money to help the homeless and possibly acquiring hotel space for the homeless for winter. The COVID 19 testing sites at Walgreens locations are backlogged in providing testing results. The County is partnering with local restaurants to use COVID 19 money to increase outdoor dining by building enclosures and using propane heating outdoors.

Land Use Report – Mark Blake, Land Use Chairman and President

Camarano Property – Demolition is now happening on that property. When completed, demolition will start on some of the properties across the street. Construction of the County approved and recorded plan of 56 homes will begin in March/April 2021.

NVF Plant, Yorklyn – No Update

701 Valley Road (Brick Ranch w/3 Car Garage) - No Update, Currently Vacant.

520 Valley Road – No Update, Still Listed for Sale

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Harmony At Hockessin Senior Living Facility (McGovern Road) – The project is moving along with a variance on the topography of the site. (Height restriction on the backside of the property, due to steep slope, etc.) GHADA supports the variance for topography. There will be later evaluation of a light at McGovern Rd and Lancaster Pike.

"Hockessin Station" – The former McGrellis and other properties along the eastern side of Valley Rd – We are planning to have the Developer here for the November meeting to provide a more detailed update on the size and overall project plans. There would then be another Focus Group meeting to review the new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC.

They are still very committed to the project and have been reassessing the overall impact on their plans, in a post COVID world. They still have 52 acres either under contract or that they have purchased and may still get back to 60 acres by the time the final project designs are completed and ready for filing with the County Land Use Department. The assisted living portion that would have been on the end of Valley Road, nearest Evanson Road, is not going to proceed due to the economic impacts as a result of COVID 19.

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The Auction House and the residential brick house in front of it, will be demolished shortly after demolition is completed at the former Camarano property sometime in the Fall.

AT&T Cell Antennas on Artesian Water Tower in Stenning Woods – AT&T will be removing their cell phone antennas from the Artesian Water Tower November 2020 as the lease is up and they have decided not to pursue renewing the lease with Artesian Water. These are the only cell antennas that AT&T is removing in the Hockessin Area. They are currently looking for new cell tower sites and they may be looking to add at the Hockessin Fire Co. There is also a possibility that HAC may erect a tower.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

XV. Old Business/New Business

Joe Setting – Joe Setting provided an update on his property at 701 Valley Road. The 1.5 acre parcel will be the site of a single medical office facility, approximately 12,000 square feet. The structure will be a one-story barn style building with parking in the rear of the facility. There will be no parking fronting on Valley Road and no retail business at the facility.

Joe Lake – Joe made an appeal for grants to the Longwood Foundation for Tweeds Tavern. The October Hockessin Holler publication features an article highlighting Daniel H Kent. Daniel was a devout Quaker and a key abolitionist who worked with Thomas Garrett in getting slaves across the Mason Dixon line. He was a Captain of the Delaware Regiment in the Civil War and became seriously wounded in the right arm. When the war ended, he became a Hockessin resident and landowner and a prominent local business man.

Kevin Barrow – There will be a meeting of the Hockessin Business Association October 20th at 6:30 pm at the Hockessin Fire Hall.

Dick Saunders – Dick commented on the lack of walkways on the areas around the Valley Road and Little Baltimore improvements that are being done.

XVI. Good of the Order

Dan Carrier – The number of calls is picking up for the Fire Company. There are more ambulance calls happening.

Sarah Roberts - The Hockessin Fire Hall has a handful of events currently booked.

Halloween – Halloween will be celebrated in a contactless manner in some neighborhoods. Residents will be placing candy outside. The annual pumpkin carving event will not be happening this year.

Meeting Adjourned.

Respectfully Submitted, Tom Bruno, Vice President GHADA

End

Page 2 of 2

GHADA Minutes November 16, 2020

Page 1 of 2

- XVII. Call to Order, President. 9 Members, 9 Others Present**
 - XVIII. Pledge of Allegiance**
 - XIX. Approval of Minutes, Trish Cavender VP, Minutes Approved**
 - XX. Treasurer’s Report, Tom Bruno, VP**
 - XXI. President’s Report – from Mark Blake, President and Land Use Chair -**
(COVID 19 Impacts on our community, Next Meeting January 18, 2021)
 - XXII. Legislative Report and Elected Officials**
-

Krista Griffith– Krista was unable to attend but sent a message that she is continuing to evaluate funding for road repairs in neighborhoods.

Laura Sturgeon – Laura advised that the Legislature will be back in session in January. There was a request to continue the mail in ballot process for future elections. Laura advised they will be looking into it.

Spiros Mantzavinos – Spiros introduced himself as the new Senator elect for the 7th District,

Dave Sokola – Dave advised that individual school districts may close if outbreaks occur within their schools. The number of testing sites is rising and vaccines are close to approval. There is a focus on clean air quality within schools. COVID 19 relief offers are listed on the State of Delaware website. Delmarva Power will begin doing upgrades along Bengel Road in the beginning of December.

Mike Smith – Mike advised that further restrictions may be coming from the Governor regarding restaurants, however there are no current plans to close schools at this time. The Little Baltimore Road project will commence paving this week and should be completed by Thanksgiving. The storm damage and drainage issues are being evaluated by the owner of Lantana Square and DelDot. There will be some changes made by March that may include retention ponds. The Polly Drummond Yard Waste site has had some capacity issues and employed temporary shutdowns recently. Mike also made a “shout out” to the efforts of the Food Bank Program.

Janet Kilpatrick – There is COVID 19 relief money still available and can be applied for. Sewer bills will be coming out in December. They will contain a questionnaire to add 1% to 3% to the NCC Property Tax to be used for open space additions. There is a NCC Planning Meeting scheduled for November 18th from 6 to 8 pm. This will address possible road upgrades and a prelude to issues for the upcoming Comprehensive Plan.

XXIII. Land Use Report – Tom Bruno VP

Camarano Property – Demolition of all buildings on the site has been completed and the site cleared of trees where new construction will begin in early Spring 2021. Construction of the County approved and recorded plan of 56 homes will begin in March/April 2021.

NVF Plant, Yorklyn – No Update

701 Valley Road (Brick Ranch w/3 Car Garage) – As reported at the October meeting, Mr. Setting has a commitment from a prospective tenant that will utilize the entire building for a medical services business. The project will proceed with the original design concept of a barn style exterior that was shown and approved and supported by GHADA more than a year ago and with all the entrances to the building and customer parking in the rear of the building. Plans are to begin demolition of the existing (vacant) ranch house and 3-car garage soon and start site work afterwards.

520 Valley Road – No Update, Still Listed For Sale and buildable w/approved 10,000 sq ft building. (Note – must meet “By Right” to be code compliant, otherwise a rezoning application is needed.)

Sunrise Cleaners (Now Part of EPA National Priority List) – Work continues in regard to the EPA Superfund site remediation. There are new wells being drilled at this location as well as a couple of properties on Lancaster Pike.

Former Exxon Gas Station & Richardson’s Nursery – Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). Still not formally filed with NCC.

Hockessin Senior Living (Columbia/Wegman) – 6060 & 6042 Limestone Rd – Project cancelled at this time.

Harmony At Hockessin Senior Living Facility (McGovern Road) – The project continues to move along after receiving minor variances during a Board of Adjustment (BOA) hearing on September 24th that addressed a couple of small issues due to the topography of the site (height restriction on the backside of the property due to the steep slopes and grades, etc.) The Developer will be holding a meeting with residents nearby to review concerns and address questions. Councilwoman Janet Kilpatrick has met with some residents and will likely attend future meetings.

“Hockessin Station” – The former McGrellis and other properties along the eastern side of Valley Rd – With the recent economic changes, the project has been delayed, but the Developer is committed to designing and building a quality project and continues to work towards finalizing the layout for the mixed-use project that will contain housing commercial (stores, shops, restaurants, etc.) and office space. Since everything has been delayed, we will have a more detailed update sometime in the Spring of 2021, likely at the April GHADA meeting. We will work on getting the Ficus Group together for meeting(s) to review any new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC. Again, nothing has been finalized or filed with the County at this time.

The Developer is committed to the project and is actively reviewing their plans in a post-COVID world. They still have 52 acres either under contract or that they have purchased and have just secured another 8 acres which will get them back to 60 acres by the first of the year.

Again, the assisted living portion that would have been on the end of Valley Road, nearest Evanson Road, is not going to proceed due to the economic impacts as a result of COVID-19.

The Auction House and the residential brick house in front of it will be demolished next and should

be starting shortly in November and/or December.

AT&T Cell Antennas on Artesian Water Tower in Stenning Woods – AT&T has begun removing their cell phone antennae that have been on the Artesian Water Tower and there will no longer be any cell phone antennae at that location by the end of November. The leases were expiring and Artesian Water decided not to renew them or pursue any new leases for cell antennae. These are the only cell antennae that AT&T is removing in the Hockessin Area

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

VIII. Old Business/New Business Joe Lake - Joe advised that the first meeting of DRAC was held today prior to the GHADA meeting. Interested persons can apply for membership through NCC as the membership needs to be built back up. The WSFS building on Lancaster Pike which was recently damaged by fire will no longer be a bank. The WSFS sign will be re-designed to include four vendors to occupy the building. The sign will be the same size and re-designed to list the new tenants. North Valley Road has had continual problems with speeding and other traffic issues. Janet Kilpatrick has attended a meeting on these issues and advised that DelDot will be utilizing a traffic calming consultant. Drainage issues were also discussed in this area of North Valley Road and the West Ridge communities. Joe announced that there has been major drilling done by a new firm this week at the Sunrise Cleaners site to determine the levels of toxins in the area.

XXIV. Meeting Adjourned

Respectfully Submitted, Tom Bruno, Vice President GHADA

November 16, 2020

End

Page 2 of 2

December 2020

no meeting
